114.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	629,800 / 629,800
					USE VALUE:	629,800 / 629,800
					ASSESSED:	629,800 / 629,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RECHER EDWARD T &
Owner 2:	RECHER CHRISTINE W
Owner 3:	
Street 1:	151 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,782 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4782.000	235,400		394,400	629,800
Total Card	0.110	235,400		394,400	629,800
Total Parcel	0.110	235,400		394,400	629,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.13 | /Parcel: 495.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73164
GIS Ref	
GIS Ref	
Insp Date	09/29/18

!8872!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,500	0	4,782.	394,400	629,900	629,900	Year End Roll	12/18/2019
2019	101	FV	201,100	0	4,782.	400,100	601,200	601,200	Year End Roll	1/3/2019
2018	101	FV	208,400	0	4,782.	298,600	507,000	507,000	Year End Roll	12/20/2017
2017	101	FV	208,400	0	4,782.	270,500	478,900	478,900	Year End Roll	1/3/2017
2016	101	FV	208,400	0	4,782.	259,200	467,600	467,600	Year End	1/4/2016
2015	101	FV	197,200	0	4,782.	219,700	416,900	416,900	Year End Roll	12/11/2014
2014	101	FV	197,200	0	4,782.	208,500	405,700	405,700	Year End Roll	12/16/2013
2013	101	FV	197,200	0	4,782.	198,300	395,500	395,500		12/13/2012

PRINT

Date	Time
12/10/20	23:24:40

LAST REV

Date	Time
10/05/18	12:33:23
apro	
8872	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12675-580		7/30/1974		37,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/1995	104		850					REMODEL/SLIDER DOO

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	Info At Door	BS	Barbara S
12/10/2008	Meas/Inspect	163	PATRIOT
3/17/2000	Inspected	264	PATRIOT
2/16/2000	Measured	263	PATRIOT
8/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73164
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4782		Sq. Ft.	Site		0	70.	1.18	5									394,421						394,400	

Total AC/HA:	0.10978	Total SF/SM:	4782	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	394,421	Spl Credit		Total:	394,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341202
Depreciation:	105773
Depreciated Total:	235430

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

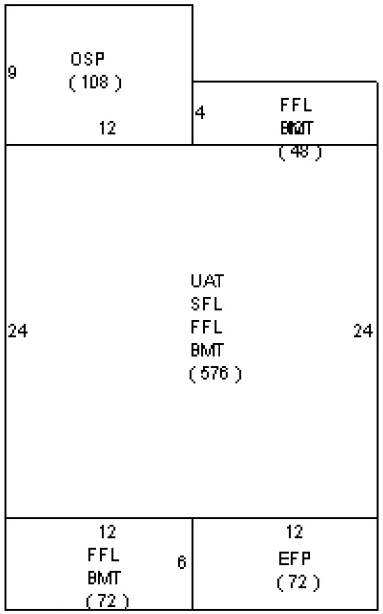
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	102.71
Final Total:	235400	Val/Su SzAd	185.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	696	49.610	34,530
FFL	First Floor	696	165.380	115,101
SFL	Second Floor	576	165.380	95,256
UAT	Upper Attic	144	66.150	9,526
OSP	Screen Porch	108	34.260	3,700
EFP	Enclos Porch	72	63.740	4,589

Net Sketched Area:	2,292			Total:	262,702
Size Ad	1272	Gross Are	2724	FinArea	1272

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc